

**King County Sammamish Valley Area Winery Study  
Stakeholder Meeting #2  
Thursday, May 5, 2016**

***Meeting Summary***

**Stakeholder Attendance:**

Roger Porter, Cherry Valley Winery  
Mayor Bernie Talmas, City of Woodinville  
Greg Lill, Delille Cellars  
Carrie Alexander, Force Majeure Winery  
Bryce Yadon, Futurewise  
Ron Baum, Hollywood Hills Association  
Roger Calhoon, King County Agriculture Commission  
Tom Quigley, Sammamish Valley Alliance  
Dave Witt, Greater Woodinville Chamber of Commerce

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**Goals Discussion:**

The following represents themes, issues and ideas mentioned by stakeholders during our discussion of project goals outlined during the presentation:

- Who's here now and who's coming?
- Farming: it's not just about ambiance, it's also about working farms
- Does the wine industry need to be nurtured? Isn't it already supported?
  - The study goal should be about management of the industry and being proactive rather than reactive
  - There needs to be a smoother process in the County
- A holistic approach is needed

**Ideas and Questions**

The following ideas arose from the group's discussion:

- The County doesn't categorize wineries as agriculture related
  - There is a symbiotic relationship between wine making and farming/agriculture
- Tourism: How many people are visiting the area?
- Opportunity: Distinguish between tasting rooms, wineries and facilities that do both
  - Create definitions for a tasting room, a winery and businesses that grow/cultivate
- Define wineries based on their size and scale
  - Use this to define what's allowed in different zones
  - Look at the existing lot size requirements

- Home Industry and Occupations
  - Home industry allow employees on site which is not in the spirit of the area's rural character
  - Employee limits on home occupation and industry regulations need to be addressed
- County is not doing its job – lack of enforcement degrades planning policies and regulations
- Capacity in Woodinville is an important consideration
  - Is it affordable for wineries?
  - Not the right price point for many users
- Why are wineries locating in unincorporated areas?
  - Affordability versus locational preferences
- Peer regions:
  - The difficulty is that peer regions include growing areas directed related to wine while Woodinville does not
  - Petaluma, CA is a good example with a successful warehouse district (Barlow)
  - Prosser, WA has a unique industrial area with a mix of tasting rooms, production and restaurants

### **Themes/Focus Areas:**

The following themes represent overall topic areas that the stakeholder group discussed:

#### *Supply and Demand*

- Warehouse market prices challenge wine production in town
- Cheaper business costs in unincorporated county; cheaper prices

#### *Regulation of Land Use Regulations*

- Need consistency among jurisdictions
- Lack of regulation → confusion
- Zoning can be an asset
- Distinguish tasting rooms from wineries in the County's regulations and zoning
- Enforcement of land use regulations → County accountability

#### *Focus Areas*

- Focus on lot size requirements
- Focus on transit solutions/circulators
- Focus on Compatible land uses